| 099.0 | 0005 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 767,800 / 767,800 |
| | | | | | USE VALUE: | 767,800 / 767,800 |
| | | | | | ASSESSED: | 767,800 / 767,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 32 | | MELVIN RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | WELCH EUGENE J & CAROL L | |
| Owner 2: | | |
| Owner 3: | | |
| Street 1: | 32 MELVIN RD | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02474 | Type: |

Own Occ: Y

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2318 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7355.000 | 319,300 | | 448,500 | 767,800 |
| Total Card | 0.169 | 319,300 | | 448,500 | 767,800 |
| Total Parcel | 0.169 | 319,300 | | 448,500 | 767,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.18 | /Parcel: 331.18

**Legal Description**

**User Acct:** 64673

**GIS Ref:**

**GIS Ref:**

**Insp Date:** 10/19/16

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

**Parcel ID:** 099.0-0005-0006.0

!8044!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 319,300 | 0 | 7,355. | 448,500 | 767,800 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 308,700 | 0 | 7,355. | 448,500 | 757,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 308,700 | 0 | 7,355. | 448,500 | 757,200 | 757,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 248,000 | 0 | 7,355. | 448,500 | 696,500 | 696,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 248,000 | 0 | 7,355. | 384,400 | 632,400 | 632,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 248,000 | 0 | 7,355. | 358,800 | 606,800 | 606,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 248,000 | 0 | 7,355. | 307,500 | 555,500 | 555,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 233,400 | 0 | 7,355. | 275,500 | 508,900 | 508,900 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 06:38:08 |

**LAST REV**

| Date | Time |
|---|---|
| 10/19/16 | 14:57:39 |
| danam | |

## SALES INFORMATION

**TAX DISTRICT:**

**PAT ACCT.:** 8044

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 12452-292 | | 6/11/1973 | | 36,500 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 64673 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/18/2015 | 1148 | Redo Kit | 56,868 | | 8/18/2015 | | | Renovate kitchen, |
| 6/26/2006 | 517 | Manual | 15,000 | | | G7 | GR FY07 | REMOVE GLASS WALLS |
| 7/8/2002 | 528 | Siding | 16,000 | C | | | | VINYL SIDING |
| 4/8/1994 | 100 | Alterati | 10,000 | | | | | NEW ENTRY |
| 4/4/1994 | 89 | Manual | 7,000 | | | | | ROOFING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/19/2016 | Measured | DGM | D Mann |
| 10/19/2016 | Permit Visit | DGM | D Mann |
| 3/3/2009 | Meas/Inspect | 163 | PATRIOT |
| 2/6/2003 | External Ins | PM | Peter M |
| 11/20/1999 | Inspected | 263 | PATRIOT |
| 11/9/1999 | Mailer Sent | | |
| 10/21/1999 | Measured | 256 | PATRIOT |
| 8/23/1991 | | JK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7355 | | Sq. Ft. | Site | | 0 | 70. | 0.87 | 4 | | | | | | | | | 448,455 | | | | | | 448,500 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.16885 | Total SF/SM: | 7355 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: 448,455 | Spl Credit | Total: 448,500 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1H - 1 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1952 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 30 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.26619720 |
| Const Adj.: | 0.99693000 |
| Adj $ / SQ: | 138.854 |
| Other Features: | 96313 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 392202 |
| Depreciation: | 72950 |
| Depreciated Total: | 319252 |

## COMMENTS

SHOWER STALL & SINK IN BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

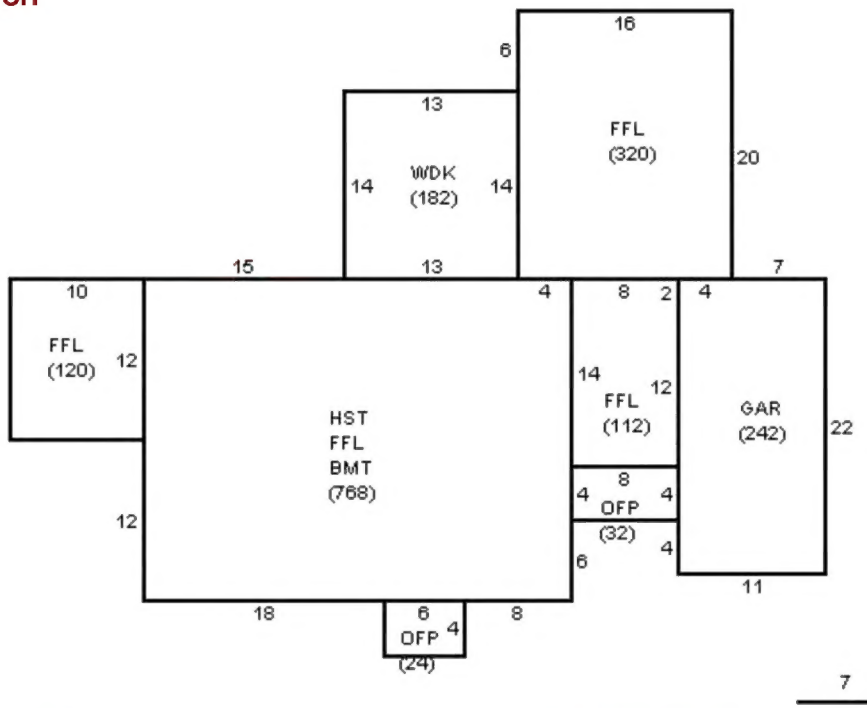
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 138.85 |
| Special Features: | 0 | Val/Su Net: | 108.16 |
| Final Total: | 319300 | Val/Su SzAd | 187.38 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,320 | 138.850 | 183,287 |
| BMT | Basement | 768 | 63.320 | 48,628 |
| HST | Half Story | 384 | 138.850 | 53,320 |
| GAR | Garage | 242 | 25.250 | 6,111 |
| WDK | Deck | 182 | 11.460 | 2,086 |
| OFP | Open Porch | 56 | 43.860 | 2,456 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,952 | | | Total: | 295,888 |
| Size Ad | 1704 | Gross Area | 3336 | FinArea | 2318 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 80 | A | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

099.0-0005-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X8 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc